

**HOUSING & COMMUNITY DEVELOPMENT COMMITTEE MEETING  
JUNE 22, 2010  
5<sup>TH</sup> FLOOR CONFERENCE ROOM, CITY HALL  
MINUTES**

**Committee Members Present:** Brownie Newman, (Chair), Jan Davis, Gordon Smith

**Staff:** Jeff Staudinger, Amy Sawyer, Randy Stallings, Patti McFarland

Chair Brownie Newman opened the meeting at 8:34 a.m. The minutes from the May 26, 2010 meeting were approved.

**HPRP Update**

Amy Sawyer gave a brief update. The outcomes of this program so far are 65 people in 44 households that are at risk of becoming homeless have been able to keep their housing and 25 people in 15 households have been able to move out of homelessness. 115 referrals were made to HPRP programs from the United Way. This program has been able to help people remain in their homes and also to remove barriers. The intent of the HPRP is to help people with the stresses placed on them by the changes in the economy. The goal of this program is to help people who are homeless get back into housing.

Chair Brownie Newman requested that for the next report on the HPRP, information be provided as to the different types of people that have been helped by this program and specifically the numbers of families with children that have benefited by this initiative.

**Outside Agency Grants**

Chair Brownie Newman requested that each agency requesting funds explain what their mission is as it relates to youth mentoring and summer programming to enable the City of Asheville to more effectively partner with these organizations. Another question was to determine if there was any overlap in the services of these organizations or if they serve the same children.

YWCA is requesting money for Futurevision. This program will serve 65 middle school and 25 high school youth during the summer. Futurevision is part of the gang prevention efforts in this community. The organization runs programs year-round and the funds requested will help with summer programming. The turnover is low and this group of kids will have programming for 8 weeks and these children are not involved with other service providers. Asheville City Schools Foundation provides coaches to this program to assist youth with homework. The school system refers children to this program based on academic needs.

One Youth at A Time is requesting funding for a program that works with the youth and the child. This program helps improve parenting skills and education so the parent can help the child. 70% of the mentoring takes place during school hours at the schools and the remaining 30% takes place at the recreational centers. The ages of children in this program range from age 8 to age 18 and also we work with older adolescents up to age

21 that are part of the prison system. Participants in this program live in Pisgah View Public Housing, Hillcrest Public Housing and other areas.

HACA-Youthful Hand is requesting funds for personal safety, education and prevention of child abuse. Outreach is a component of each of these areas and affects all types of groups.

Child Abuse Prevention Services helps to train head start personnel about child abuse. These education and training programs occur throughout the community. This agency receives many referrals from schools, churches and other organizations. The personal safety portion of the program reaches around 8,000 students through the school system and in the crisis intervention program there are about 150-200 families which translates to 500-600 individuals. The program focus is on the child and there are services provided to other children in the home and adults. Half of the children that need services are under 6 years of age.

Children First is requesting funds for an after school program that focuses on homework help and enrichment and summer camp. The program serves 20 students at each site (Woodridge, Deaverview and Pisgah View). The summer camp can accommodate 36 students at no cost to the participants' families. These programs require parents to attend workshops and parenting classes. This organization has partnered with the Asheville Housing Authority and other providers within public housing, the weed and seed community and partners with the YMCA for the summer camp program. The age of children in this program is K-5.

Chair Brownie Newman asked for any thoughts on working in this area. Some suggestions were made and those suggestions were to use a common grant application similar to the application that Community Foundation of Western North Carolina and United Way use; that agencies are not duplicating services as long as there are needs in the community; and another suggestion was to focus on one area or need and create a continuum encouraging people to do what they do best. A suggestion was made to have a common way to evaluate programs. An additional comment was that in the Weed and Seed area a piece is missing and the missing piece is the church or faith based organization.

Asheville City Schools Foundation (ACS) representatives spoke about the importance of informed programming for middle school youth based on the needs of the youth. A new program has been created and will roll out in September based on the Providence Afterschool Alliance program. 15 agencies will work together serving a minimum of 75 youth 5 days a week after school. In this program, there will be a different programming each day and different agencies will be responsible for the programming.

ACS believes that it is important to have collaboration between agencies. It also believes that programs should be sustainable. ACS is rolling out a new program "Listening to our Teens" and is requesting City support for this program. ACS asked to use community centers but due to budget cuts; the hours and programming at community centers were cut.

Chair Brownie Newman asked if there are other things this City of Asheville can provide instead of money. ACS responded that would like to have City of Asheville as a partner in this program through use of the Rec. Centers and city staff as well as involved in the

planning process. Councilman Davis expressed interest in creating an Asheville Model and having the City involved in bringing the organizations together and also meeting with the School Board to determine what the role the City should have in this program. Councilman Smith expressed an interest in ACS providing grant funded staffers for the rec. centers in order to use them. Chair Newman asked ACS to write a proposal for using rec. centers with more specifics as to what ACS is asking the city for. There was a request for Council to make middle school kids a priority.

The Committee requested that the Asheville City Schools Foundation (ACS) submit a proposal concerning the afterschool program and what role the City of Asheville can play in this program in terms of facilities and participation.

The Committee requested that staff look at the common grant application and possibly develop a grant application for the agencies that are currently working with the City of Asheville and requesting outside agency funding.

Chair Brownie Newman made a motion to fund outside agency grants at 80% of the submitted proposal for the partner agencies. The motion was seconded by Councilman Davis and carried unanimously.

A brief recess was taken and the meeting reconvened at 10:15 am.

#### Housing Trust Fund

##### Financial Report

Randy Stallings gave a brief summary. He told the Committee that the Housing Trust Fund would have a cash balance of around \$300,000 once the new budget appropriations are approved. The last unit at Clingman Lofts has been sold and the loan has been repaid. The total loan repayment was \$250,000 and has been received incrementally as units have been sold. The interest payment from JCS Investments has been received.

##### Existing Projects

##### Villa at Cedar Hill

Randy Stallings gave a brief update. Staff is continuing to negotiate for sale of the property. Habitat has made a formal offer to purchase the easement for the pump station.

Staff will continue to keep the Committee informed of any progress.

##### Sulfur Springs

Randy Stallings gave a brief update. Mike Figura is working with the Affordable Housing Group in Charlotte about potentially partnering with them to develop the property as a tax credit project. The seller's interest payment is over 120 days in arrears but hasn't moved toward foreclosure and continues to work with the City of Asheville toward a resolution of the problem. For this project to happen, an additional parcel of land would need to be acquired and different financing options. Mr. Figura currently doesn't have the resources available to repay the loan. If the City of Asheville contributes property to this project it would be considered local support for the project.

Staff made a suggestion to possibly position this project as elderly housing as not to be in direct competition with Mountain Housing. The Committee preferred for the project to remain as workforce housing inline with the priorities of Council.

Staff will continue to keep the Committee informed of any progress; however, the money in this deal remains at risk.

#### Sky Lofts of Asheville

Randy Stallings gave a brief update. In the past few weeks, this project has gone into foreclosure. The Housing Trust Fund originally loaned \$160,000 for the construction of five affordable units. Four of those units were constructed and the fifth unit was never completed. The amount that is due from the developer is \$32,500 plus interest. There are equity recapture agreements on already sold units so as the units are re-financed or sold, the Housing Trust Fund is able to recapture the difference between market value and affordable housing. Staff's recommendation is not to participate in any bids in a foreclosure auction for this property.

#### Sustainable Communities Initiative Update

Jeff Staudinger gave a brief update and provided a handout, "Leveraging the Partnership: DOT, HUD, and EPA Programs for Sustainable Communities." Currently there is not a City project ready for the TIGER II grant and this grant requires a 20% match in funds that are not federal money.

These programs will focus on sustainability and ways to collaborate with other departments and agencies. The HUD grants have not been announced yet but staff will keep the Committee informed.

#### Other Business

HUD has approved and accepted both the annual plan and the consolidated plan. Staff is working toward contracts and the development of the five year plan.

Green Opportunities has submitted an application to be a CBDO (community based development organization) and meets the requirements. This is an administrative approval and also the requirements for the green training program will no longer need to be submitted through Mountain Housing Opportunities.

The loan that was made for the Grove Arcade Market is eighteen months in arrears for collection and the consensus previously has been to not push very hard for collection because it isn't beneficial for the business or the City of Asheville. Staff has tried to collect through letters and phone calls. This loan for \$18,750 needs to be considered uncollectible and removed from current assets on the balance sheet and balanced with the reserve. Staff will leave the loan on the books and create an offsetting amount to show that this is not a current asset. The Committee would like staff to continue efforts to collect the debt and provide the Committee with information concerning the history of this debt.

The next meeting will be July 29, 2010. Meeting was adjourned at 11:00 am.